



CITY OF JONESBORO  
BOARD OF ZONING ADJUSTMENT  
APPLICATION REQUESTING VARIANCE &  
NONCONFORMING USE CHANGE REQUESTS

Case Number \_\_\_\_\_ BZA Deadline 1-25-2026  
Date Submitted 1-23-2026 BZA Meeting Date 2-17-2026

OWNER/APPLICANT INFORMATION

Property Owner Ilirida RAMADANI Applicant Associated Engineering  
Address 236 CR 344 Hayli MO Address 103 South Church  
Phone 870-740-1872 Phone 870-932-3514  
Signature [Signature] Signature [Signature]

DESCRIPTION OF REQUESTED VARIANCE

TRAFFIC Access Policy requires Cross Access to Adjacent Properties  
Request Variance due to Existing Developments  
1751 Hill Park Drive

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Access to East - Playground  
Access to West - Parking Lot - Church would lose 5-7 spaces

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.
- Pay fee.



**CITY OF JONESBORO  
BZA ADJOINING PROPERTY OWNER NOTIFICATION**

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the Planning Department Office, 300 S. Church St. Jonesboro, AR 72403, on:

**TUESDAY, FEB 17, 2026 AT 1:30 P.M.**

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: Ijirida Ramadani  
DATE: 1-23-2026  
SUBJECT PROPERTY ADDRESS: 1751 Hill Park Drive  
DESCRIPTION OF VARIANCE REQUESTED: Variance for Cross-Access to Adjacent Properties

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

\_\_\_\_\_  
Printed Name of Property Adjacent Owner (Signature) Date

\_\_\_\_\_  
Address Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St. Jonesboro, or by calling 870-932-0406, betwe the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



January 23, 2026

Mr. Derrel Smith  
Jonesboro City Planner  
300 South Church Street  
Jonesboro, AR 72401

Re: BZA Request – Ilirida Ramadani  
1751 Hill Park Drive  
Jonesboro, Arkansas

Dear Mr. Smith,

On behalf of Ilirida Ramadani, Owner, we are requesting a variance from the Board of Zoning Adjustments (BZA) regarding the cross-access requirement of the Traffic Access Policy. Ms. Ramadani has submitted plans for a commercial development on the site for review. The traffic access policy requires cross access to adjacent properties. Currently, the property to the east is the Goddard School playground and access is not possible. The property to the west is the Stewart Orthodontic Clinic parking lot and an access would result in the clinic losing 5 – 7 parking spaces.

We are requesting a variance to the policy requirement for cross access.

Thank you for your assistance in this matter. If additional information is needed, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John M. Easley', written over a circular scribble.

John M. Easley, PE, PS  
Associated Engineering, LLC